Lee

4659

EPA REGION 9 SITE PRIORITIZATION PROFILE

1.0 SITE INFORMATION

Site Name	Kustom Fit Hi-Tech Seating Products (a.k.a. Shellmar Products Corp.)
City/County/State	Southgate, Los Angeles, California
CERCLIS ID#	CAD983576490
Site Operation *(e.g. plating shop, dry cleaner, mining, landfill, Federal Facility)*	From 1950 to 1977, a cellophane package facility, then a cannery, then an artificial Christmas tree maker. From 1977 to present, a custom seating maker for used vehicles.
Regulatory Agencies Involved *(e.g. EPA, DTSC, RWQCB, ADEQ, HDOH, NDEP, Navajo Nation)*	EPA, South Coast Air Quality Management District, County Sanitation, District of LA, City of Southgate, Department of Public Works, DTSC.
CERCLIS Status/Date *(e.g. PA, SI, HRS Package, NPL, GAO backlog, RCRA deferral)*	Site Discovery (5/14/93), PA/SI (9/8/94), EPA Region IX Site Screening Checklist (9/30/97), GAO Survey (6/28/98)

2.0 HRS SUMMARY

HRS Score	50 (1994)	Pathway of Concern	Groundwater	Targets *(e.g. actual exposure, potential exposure)*	Potential

HRS Contaminants	Sampling Result *(include media and date)*	HRS Benchmark *(specify using SCDM)*	Other Benchmark *(e.g. MCL, PRG, NOAA)*
PCE	0.0063 mg/kg (soil 1992) 1.5 mg/L (Municipal Groundwater 1992)	1.6×10^{-3} mg/L - CRSC	5×10^{-3} mg/L - MCL 19 mg/kg - PRG (ind)
1,1,1 - TCA	0.088 mg/kg (soil 1992) 1500 ppm		1.4×10^{3} mg/kg PRG (ind)

Sampling Data Confidence
[X] No oversight; no QA/QC; no data
[ ] Regulatory oversight; partial or unknown QA/QC
[ ] Regulatory oversight; QA/QC validation

Remediation Cost Consideration
[X] Likely very expensive or difficult
[ ] Easy and relatively cheap

3.0 OTHER INFLUENCING FACTORS

Regulatory Agency/Relevant Activities:	11 air permits with the South Coast Air Quality Management District, wastewater permits with the LA Sanitation District, no current involvement by RWQCB or DTSC.
PRP Viability:	Site owners contracted with Dames and Moore to conduct soil investigation near the former truck service area. No additional investigation have been conducted. The financial status of the site owners is unknown.
Other Influencing Factors:	Insufficient sampling; contaminant attribution uncertain.

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Prioritization Summary Recommendations

SST RECOMMENDED PRIORITY: *(indicate HIGH, MEDIUM, LOW, or NFA)* _____ *(complete attached site prioritization worksheet)*

SST CONCURRENCE: _____ **Date:** _____

4.0 SITE PRIORITIZATION WORKSHEET

The following risk-based criteria should be used as a guideline to assist in the prioritization of CERCLIS sites. These guidelines can be used in various stages of assessment. When interpreting the information provided below, one should understand that conservative assumptions were made where information is lacking and the risk value is subjective.

Site screeners should complete this form by using the categories as guidelines. The "Notes" sections should be used to document assumptions made, data sources, or other information pertinent to determining risk prioritization.

5.0 HAZARD IDENTIFICATION

Complete the sections below for the suspected contaminants of greatest concern. Use SCDMs as a reference for assigning hazardous substance risk category. Assign a Hazard Factor for each hazardous substance evaluated and then assign an Overall Hazard Factor Value by selecting the higher of the two Hazard Factors. If only one hazardous substance is evaluated, the Overall Hazard Factor Value will be the same as the Hazard Factor for A.

HAZARDOUS SUBSTANCE A: 1,1,1 - TCA in soil

Estimate the hazard properties for this hazardous substance.

Hazard Property	HIGH	MEDIUM	LOW
Quantity Unknown	[ ] ≥10,000 lbs; or ≥5 mil. gals; or ≥25,000 yds^3; or ≥1acre	[ ] <10,000 lbs and ≥100 lbs; or <5 mil. gals and ≥50,000 gals; or <25,000 yds^3 and ≥250 yds^3; or <1acre and ≥500 ft^2	[ ] <100 lbs; or <50,000 gals; or <250 yds^3; or <500 ft^2
Toxicity	[ ] ≥10,000	[ ] <10,000 and ≥100	[X] <100
Mobility	[X] 1	[ ] <1 and ≥0.001	[ ] <0.001
Bioavailabilty	[ ] ≥1,000	[ ] <1,000 and ≥10	[X] <10
Concentration (if known)	[ ] ≥benchmark =	[ ] near benchmark =	[X] low relative to benchmark = 1.4 X 10^6 mg/kg (prg)
Level of Containment	[X] None	[ ] Partial	[ ] Full
Hazard Factor for A	**HIGH**	**MEDIUM**	**LOW**

Comments:

Quantity: As of September 1994, no hazardous wastes were stored or generated onsite. The area of 1,1,1-TCA contaminated soil is not well-defined. The size of the 3 former onsite solvent storage tanks is unknown.

Toxicity/Mobility/Bioavailability: From SCDM

Concentration: Highest concentration of 1,1,1-TCA detected in soil at the site was 0.088 mg/kg (B-1 at 0.5 foot bgs).

Level of Containment: hazardous substances detected in soil. No known contaminant systems at the site.

HAZARDOUS SUBSTANCE B: Tetrachlorethene (PCE) in soil

Estimate the hazard properties for this hazardous substance.

Hazard Property	HIGH	MEDIUM	LOW
Quantity Unknown	[ ] ≥10,000 lbs; or ≥5 mil. gals; or ≥25,000 yds^3; or ≥1acre	[ ] <10,000 lbs and ≥100 lbs; or <5 mil. gals and ≥50,000 gals; or <25,000 yds^3 and ≥250 yds^3; or <1acre and ≥500 ft^2	[ ] <100 lbs; or <50,000 gals; or <250 yds^3; or <500 ft^2
Toxicity	[ ] ≥10,000	[X] <10,000 and ≥100	[ ] <100
Mobility	[X] 1	[ ] <1 and ≥0.001	[ ] <0.001
Bioavailabilty	[ ] ≥1,000	[X] <1,000 and ≥10	[ ] <10
Concentration (if known)	[ ] ≥benchmark =	[ ] near benchmark =	[X] low relative to benchmark = 1.4 x 10^6 mg/kg PRG (ind)
Level of Containment	[X] None	[ ] Partial	[ ] Full
Hazard Factor for B	HIGH	**MEDIUM**	LOW

Comments:

Quantity: The area of PCE contaminated soil is not well-defined. The size of 3 former onsite solvent storage tanks is unknown.

Toxicity/Mobility/Bioavailability: From SCDM

Concentration: Highest concentration of PCE in soil was 0.0063 mg/kg (B-1 at 0.5 foot bgs).

Level of Containment: PCE has been detected in soil. No known containment systems onsite.

OVERALL HAZARD FACTOR: HIGH **MEDIUM** LOW

6.0 VULNERABILITY ANALYSIS

Assign a high, medium, or low priority category to each of the following factors. Assign an Overall Vulnerability Factor Value for the site based on the dominant vulnerability risk categories.

Vulnerability Factor	High	Medium	Low
1. Environmental Setting - Land use within 0.5 miles of the site	[X] Residential	[ ] Agricultural/ Commercial	[ ] Industrial
2. Sensitive Populations - Distance to nearest day care center, school, nursing home, or hospital	[X] Within 0.25 miles of site		[ ] More than 0.25 miles from site
3. Population Density - Evaluate within 0.5 miles	[X] Dense	[ ] Moderate	[ ] Sparse
4. Groundwater Contamination - Evaluate groundwater contamination within 4 miles of the site	[ ] Documented Release	[X] Potential for Release	[ ] Release Not likely
5. Groundwater Use - Wells used for drinking water are located	[X] Within 0.5 miles of the site	[ ] 0.5 to 2 miles from site	[ ] More than 2 miles from site
6. Surface Water Location - Distance to nearest surface water body	[X] Within 0.5 miles of the site	[ ] 0.5 to 2 miles from site	[ ] More than 2 miles from site
7. Sensitive Habitats - Distance to nearest sensitive habitat	[ ] Within 0.5 miles of the site	[ ] 0.5 to 2 miles from site	[X] More than 2 miles from site
8. Soil/Air Contamination - Evaluate the potential for exposure to individuals from contaminated soil or air releases	[ ] Documented or probable exposure	[ ] Potential for exposure	[X] Exposure not likely

Comments:

1. **Site is located across the street from an apartment complex and commercial properties.**
2. **Tweedy Elementary School located within 0.25 mile from the site.**
3. **According to the 1990 Census, over 3,000 people live within 0.5 mile of the site.**
4. **Documented release of PCE to drinking water wells; however, to date, the release has not been attributed to the site.**
5. **City of Southgate Well 7 is located within 0.25 mile from the site.**
6. **The L.A, River is located approximately 0.5 mile from the site; however, there are no drinking water intakes, sensitive environments, or fisheries associated with the L.A. River.**
7. **There are no sensitive environments within 2 miles of the site.**
8. **The site is entirely paved and surrounded by a chain-link fence.**

OVERALL VULNERABILITY FACTOR: HIGH <u>MEDIUM</u> LOW

7.0 OTHER INFLUENCING FACTORS

Assign a high, medium, or low priority category to each of the following factors.

Other Influences	High	Medium	Low
1. Site remedial/ removal history	[X] None	[ ] Some	[ ] All wastes removed
2. Regulatory involvement	[ ] No involvement	[X] Somewhat active	[ ] Very Active
3. Environmental justice	[X] Site is in a low income or minority neighborhood		[ ] Site is not in a low income or minority neighborhood
4. Brownfields/Redevelop-ment	[ ] Possible candi-date		[X] Not a likely candidate
5. Political attention	[ ] Very visible	[ ] Some attention	[X] None
6. Public attention	[ ] Very visible	[ ] Some attention	[X] None

Comments: **There are two buildings at the site, which have been there since 1950.**

1. **There is no indication that any removal or remedial activities have been conducted at the site.**
2. **The facility is issued permits by the South Coast Air Quality Management District, the County Sanitation District of Los Angeles, and the City of Southgate Department of Public Works.**
3. **Southgate is largely a minority community.**
4. **The site is currently active.**

5,6. Unknown

OTHER INFLUENCING FACTORS: **HIGH** **MEDIUM** **LOW**

8.0 SUMMARY OF PRIORITIZATION FACTORS

Reviewer will summarize the priorities assigned to the risk factors discussed above. For sites that do not score above 28.5 according to the HRS, assign No Further Action (NFA) to the overall site priority.

OVERALL HAZARD FACTOR	HIGH	**MEDIUM**	LOW
OVERALL VULNERABILITY FACTOR	HIGH	**MEDIUM**	LOW
OTHER INFLUENCING FACTORS	HIGH	**MEDIUM**	LOW

OVERALL SITE PRIORITY:
(indicate HIGH, MEDIUM, LOW, or NFA)

MEDIUM

Reviewer: Thomas Genolio, E & E START **Date:** 12/15/99

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9.0 SST RECOMMENDATION

Summary recommendation

OVERALL SITE PRIORITY:
(indicate HIGH, MEDIUM, or LOW)

SST RECOMMENDATION

[ ] Forward site to the RDT for listing
[ ] Need additional site information (e.g. initiate SI or ESI)
[ ] Do not forward site at this time
[ ] Maintain site under State Lead
[ ] Site is low priority
[ ] Archive site per the PUP policy

Additional Comments:

SST CONCURRENCE: **Date:**

Please attach the following information (only if it is relevant and available):
A. Contact Report
B. Site Observation Report
C. Investigation History and Sampling Results

EPA Region IX Site Prioritization Profile
Kustom Fit Hi-Tech Seating Products (aka, Shellmar Products)

The 7.2-acre site is paved and fenced and is adjacent to a residential area in Southgate. Around 1950, Shellmar Products Corporation operated a cellophane package manufacturing and converting facility at the site. After that, the site was used by Continental Cannery and then by Consolidated Novelty, an artificial Christmas tree maker. In 1977, Kustom Fit Hi-Tech Seating Products began making custom seating for used vehicles, and they are currently active.

Shellmar maintained three aboveground solvent storage tanks onsite, but the types of solvents used and the length of occupancy of Shellmar is unknown. Kustom Fit uses 1,1,1-trichloroethane (1,1,1-TCA) as a component in glue and toluene diisocyanate as a component in a binding agent for foam seating. Kustom Fit endeavored to excavate an underground storage tank at the site but was unsuccessful in locating it. It is unknown if an underground storage tank is onsite.

Limited soil sampling was conducted by Dames & Moore for Kustom Fit in 1992, but the reason for the sampling is not included in the site file. The soil investigation was not overseen by any regulatory agency. Tetrachloroethene (PCE) was detected in onsite soil at 6.3 µg/kg, and 1,1,1-TCA was detected in onsite soil at 88 µg/kg. Trichloroethene (TCE) was not detected in any of the samples. No sampling appears to have been conducted in the area of the former solvent storage tanks.

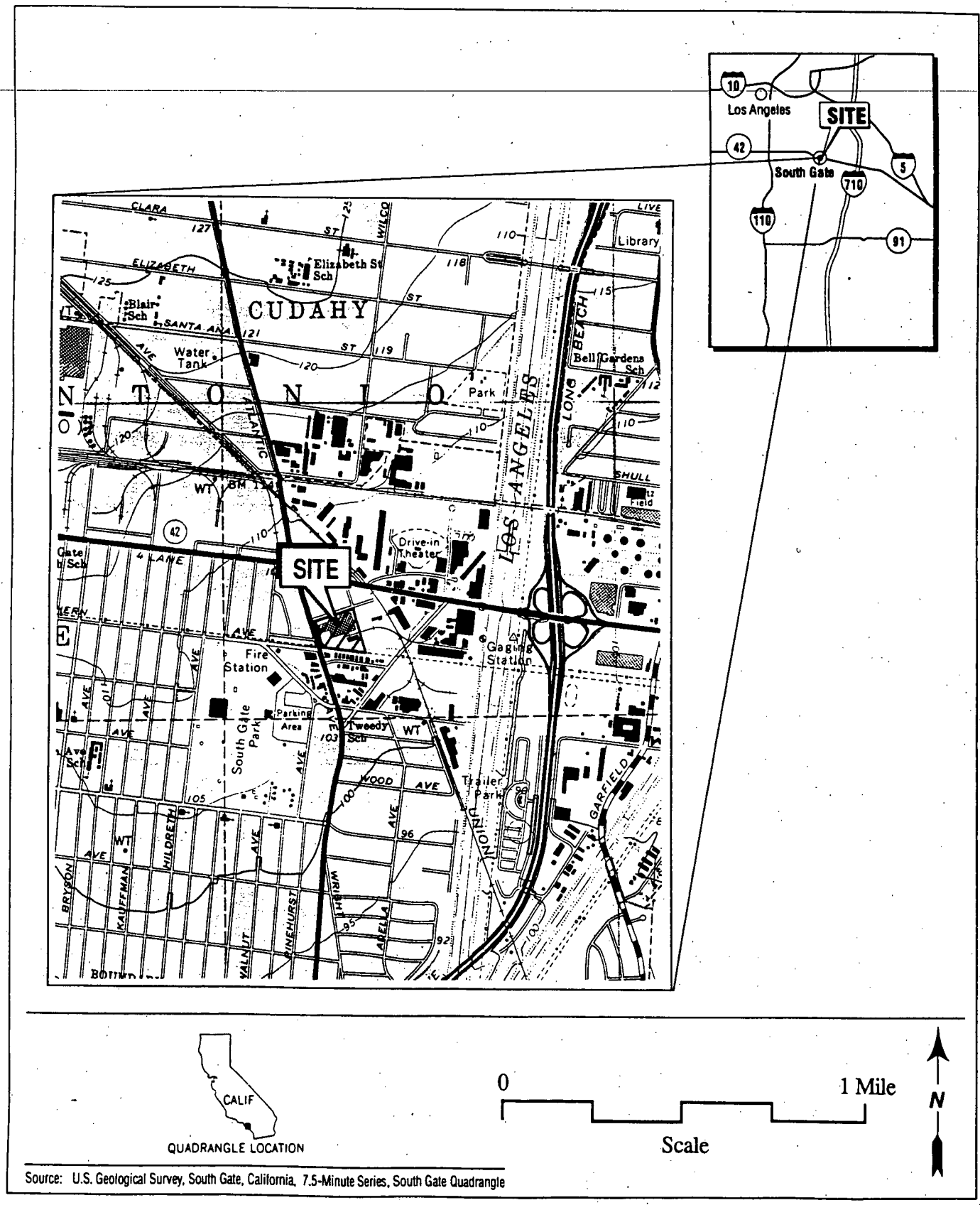
The 1994 SI estimates groundwater beneath the site is first encountered at 80 feet below ground surface (bgs). No information is available to indicate if site-specific groundwater sampling has been conducted. HRS Scoresheets from 1994 projected an observed release of PCE and TCE to groundwater and actual contamination because they were detected in 1992 in City of Southgate Well #7 (a municipal drinking water well) at 1.5 µg/L and 6.3 µg/L, respectively. Although City of Southgate Well #7 is only 0.25 miles downgradient of the site, it is screened from 500 to 600 feet bgs in an aquifer where multiple aquifers lie between it and ground surface. It is unlikely that an observed release of PCE to groundwater from this site could be documented based on the contamination detected in City of Southgate Well #7, given that the levels detected to date in onsite soils are relatively low. It is also unlikely that an observed release of TCE to groundwater from this site could be documented based on the contamination detected in City of Southgate Well #7, given that no available information shows TCE is associated with the site. The site appears to maintain an HRS score greater than 28.5 based on "potential to release" due to the large number of groundwater targets within 4 miles of the site.

Sampling at the site has been inadequate. Soil samples should be collected from the area of the former solvent storage tanks, and an investigation should be conducted to determine if there are any underground storage tanks at the site. Site-specific groundwater sampling could also be considered, as additional data may reveal a release to groundwater. Evaluation of the site has been hindered because information in the site file is missing or incomplete (e.g., the Dames & Moore investigation reports are incomplete).

CONTACT REPORT

AGENCY/AFFILIATION: California Environmental Protection Agency		
DEPARTMENT: Department of Toxic Substances Control		
ADDRESS/CITY:		
COUNTY/STATE/ZIP:		
CONTACT(S)	TITLE	PHONE
Joseph Cully	DTSC Task Monitor	(818) 551-2800
E & E PERSON MAKING CONTACT: Thomas Genolio		DATE: October 4, 1999
SUBJECT: Site Status and Regulatory Activities		
SITE NAME: Kustom Fit Hi-Tech Seating Pro (aka, Shellmar Products)		EPA ID#: CAD983576190

Mr. Cully explained that in September 1997 he completed an EPA Region IX Site Screening Checklist for the Kustom Fit Hi-Tech seating Pro site. That was the most recent work that has been conducted at the site. Currently, the DTSC is not working on the site.



Source: U.S. Geological Survey, South Gate, California, 7.5-Minute Series, South Gate Quadrangle

Figure 2-1 Site Location

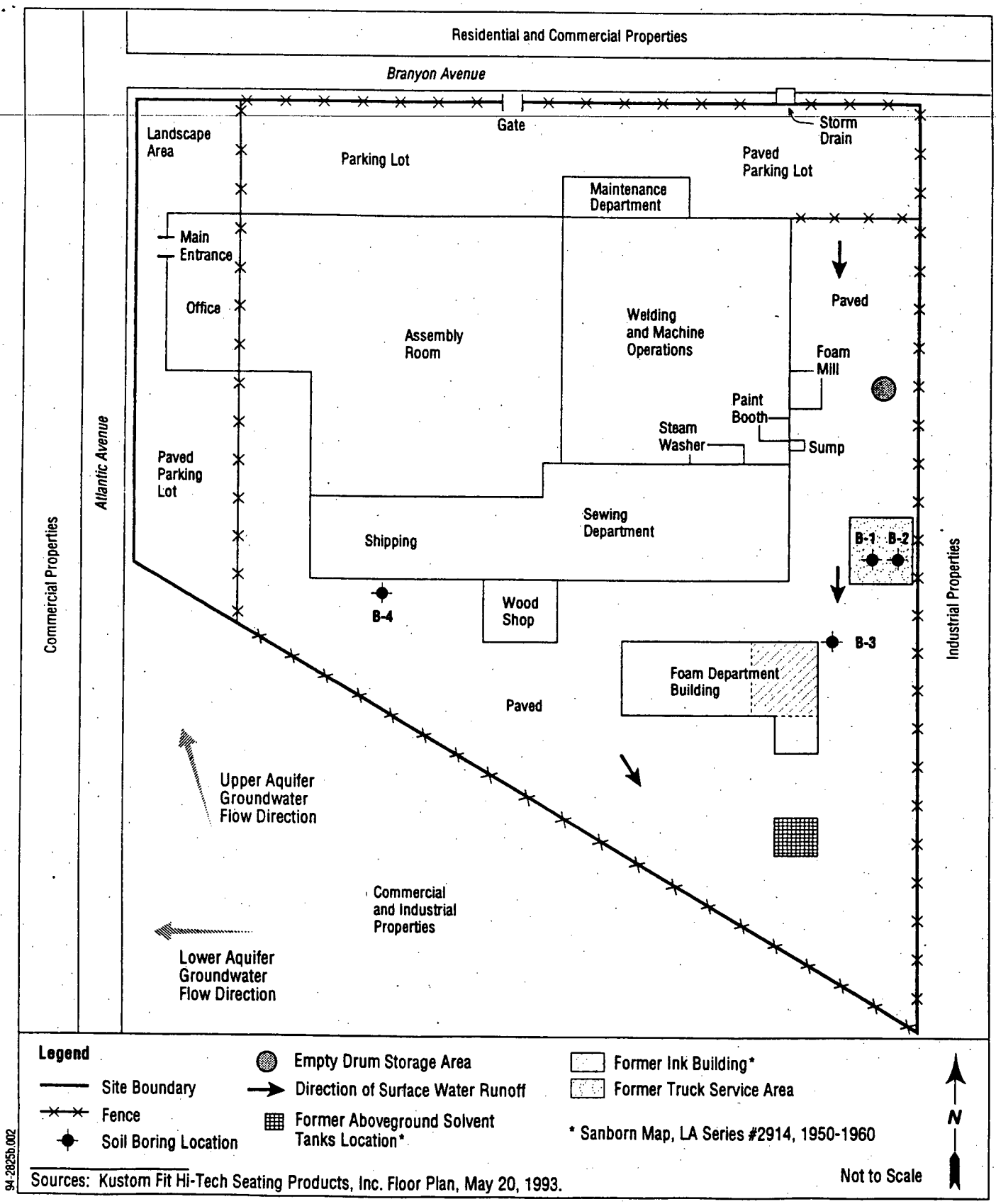


Figure 2-2 Site Layout

SITE SCREENING SAMPLING EVENT SUMMARY TABLE

Site Name: Kustom Fit Hi-Tech Seating Products, Inc. **Site Screener:** Joseph Cully

Date	Event	Media	Location	Depth	Method	Quality	Results	MCL
1992	Collected by Dames and Moore, Consultants for the Facility	Soil		0.5 bgs.	EPA Method 8240 for analyzing VOCs.	Medium	1,1,1-TCA: 0.088 mg./kg.	NA
"	"	"	"	"	"	"	PCE: 0.0063 mg./kg.	NA
"	"	"	"	"	"	"	TCE: Not detected on site.	N/A
1992	Sampling by the City of South Gate.	Ground Water	City of South Gate Well 7: Approximately 0.25 mile hydraulically downgradient (north) of the site.	Well is screened from 500 to 600 feet bgs.	EPA Method 524.2 for VOCs.	Medium	PCE: 1.5 μg./L.	5 μg./L.
"	"	"	"	"	"	"	TCE: 6.3 μg./L.	5 μg./L.
"	"	"	City of South Gate Well 23: 0.25 mile upgradient (south) of the site.	Well is screened from 530 to 624, 662 to 692, and 772 to 798 feet bgs.	"	"	PCE: 0.9 μg./L.	5 μg./L.
"	"	"	"	"	"	"	TCE: Not detected	N/A

Key:

Date - Date sample was collected.
Event - Who did it and why?
Media - e.g., groundwater, soil, air, etc.
Sample Location - Physical location with respect to source (e.g., up- or downgradient).

Sample Depth - For soil, depth below ground surface sample was collected. For groundwater, depth of well screen.
Method - Analytical testing method used.
Data Quality - QA/QC level (high, medium, or low).

Result - Analytical results (parameter/ value, units).
Benchmark - Risk-based benchmark for parameters. In the same units as results. For groundwater media,these are based on MCLs. For soil media, these are based on PRGs.